

ORDER NO. ESCROWCP/

WHEN RECORDED MAIL DOCUMENT
AND TAX NOTICE TO:
RON SWIFT
750 North 800 East
Layton, Utah 84041

Ent 143786 Bk 341 Pg 705
Date: 16-JAN-2018 1:29:10PM
Fee: \$17.00 Cash Filed By: JP
BRENDA NELSON, Recorder
MORGAN COUNTY
For: SWIFT AUSTIN RONNEY

WARRANTY DEED

HELEN JANET JACOBSON

Grantor,

of Bountiful, County of Davis, State of Utah
hereby CONVEY and WARRANT to

AUSTIN RONNEY SWIFT

Grantee,

of Morgan, County of Morgan, State of Utah, for the sum of TEN DOLLARS and other good and valuable consideration, the following tract of land in Morgan county, State of Utah, to-wit

Parcel 1 - Parcel No. 00-0004-1952 & Serial No. 04-228
Beginning at a point 2377.0 feet North and 1958.0 feet West from the Southeast corner stone of Section 26, Township 4 North, Range 2 East, Salt Lake Base & Meridian; and running thence along a fence line South 35°30' West 1864.0 feet; thence North 60°30' West 305.0 feet; thence along a fence line North 33°50' East 1876.0 feet to the U.P.R.R. property line fence; thence along said fence South 57°31' East 359 feet to the Point of beginning. Less Amounts sold in Book R Page 205.

Also, beginning at a point 1012.0 feet North & 3306.0 feet West from the South east Corner stone of said Section 26, and running thence South 33°50' West 785.0 feet into Weber River; thence down said river 2 courses as follows: North 34° West 160.0 feet; thence North 4° West 680.0 feet; thence along a fence 2 courses as follows: North 85° East 350 feet; thence South 50° East 295.0 feet to the Point of Beginning.

Also, a part of the East half of the Southwest Quarter of Section 26, Township 4 North, Range 2 East, Salt Lake Base & Meridian True Bearing, beginning at a point which bears North 1249.5 feet and West 3146.2 feet from the Southeast corner stone of the said Section 26, and running thence South 33°50' West 288.0 feet; thence North 50°00' West 175.0 feet; thence North 33°00' East 292.0 feet to the North side of the Mill Race, thence along said Mill Race South 49°00' East 179.0 feet to the South side of said Mill Race to the point of beginning.

Together with a Right of Way, over and across the following described real property, a part of the North Half of the Southeast Quarter & a part of the Southeast Quarter of the Northeast Quarter of Section 26, Township 4 North, Range 2 East, Salt Lake Base & Meridian. Beginning at a point which bears North 2377.0 feet and West 1958.0 feet from the Southeast corner stone of said Section 26 and running thence South 57°31' East 20.0 feet; thence South 37°00' West 1516.5 feet; thence North 57°31' West 400.0 feet, thence North 35°30' East 16.5 feet to the point of beginning.

Subject to that 20 foot wide permanent sewer easement to Morgan City as recorded in Entry No. 124589, in Book 294 at Page 1503.

Parcel 2 - # 00-004-3388 SERIAL 04-301

A part of the Section 26, Township 4 North, Range 2 East, Salt Lake Base & Meridian, beginning at a point in an existing fence line being located on the Southwesterly Right of Way Line of the U.P.R.R. Company, which point is 3608.9 feet North 44°18.5' West of the Southeast corner of the said Section 26 (B.B. N 57°31' West on the center line of the said UPRR Company West bound main track which beginning point is also described as being North 2377.0 feet & West 1958.0 feet & North 57°31' West 558.6 feet from the Southeast corner of said Section 26); thence South 33°04' West 1579.9 feet along an existing fence; thence South 61°02' East 92.0 feet along a fence line; thence South 51°04' East 89.5 feet along a fence line; thence North 33°04' West 1579.9 feet along an existing fence; thence South 61°02' East 92.0 feet along a fence line; thence South 51°04' East 89.5 feet along a fence line; thence North 33°27' East 444.2 feet along a fence line to a large old cedar post; thence North 33°52' East 1140.4 feet along a fence line to the said Right of Way line; thence North 57°31' West 199.6 feet along said Right of Way line to the Point of Beginning.